

# FAIRFAX COUNTY AREA PROFILE

## RICHMOND HIGHWAY CORRIDOR

- ▶ Not far from **Ronald Reagan Washington National Airport**, this area in the southeastern part of the county includes direct access to Interstate 95, U.S. Route 1 and several Metrorail stations.
- ▶ A diverse commercial area, dominated by small businesses, Richmond Highway boasts nearly **1 million square feet of office space** and the promise of future commercial growth.
- ▶ With the presence of **Fort Belvoir**—and its master plan that allows for up to 56,000 workers by 2030—public administration is one of the dominant employment sectors. Post expansion has spurred retail, hotel and residential investment as well as transportation improvements.
- ▶ The area is home to the **Defense Contract Audit Agency**, Defense Logistics Agency and other major employers including Inova Mount Vernon Hospital, Defensor Security and QMX Support Services.
- ▶ **Mount Vernon, the home of George Washington**, is located in this scenic portion of Fairfax County, which also lays claim to George Mason's Gunston Hall, the Pope-Leighey House designed by Frank Lloyd Wright, River Farm and Woodlawn Estate.

**FAIRFAX COUNTY**  
ECONOMIC DEVELOPMENT AUTHORITY

THE POWER OF IDEAS

Photo: George Washington's Mount Vernon

# RICHMOND HIGHWAY CORRIDOR

## NUMBER OF FIRMS BY SIZE



1-9 Employees	1,236 firms	74.1%
10-49 Employees	352 firms	21.1%
50-99 Employees	52 firms	3.1%
100-249 Employees	20 firms	1.2%
250+ Employees	7 firms	0.4%

Source: U.S. Census, Bureau County Business Patterns 2015

## POPULATION PROFILE



RESIDENTS  
**115,825**



% WITH BACHELOR'S  
DEGREE OR HIGHER  
**48.3%**



HOUSEHOLDS  
**43,439**



MEDIAN HOUSEHOLD  
INCOME\*  
**\$91,200**

\* Average of the median incomes for the combined ZIP Codes within the market

Sources: Fairfax County Department of Housing and Community Services, Housing and Population Estimates 2016, American Community Survey (ACS) 2015 Five-Year Estimates

## ECONOMIC BASE

Industry	Jobs	Share
Public Administration	8,647	28.9%
Retail Trade	4,627	15.5%
Health Care and Social Assistance	3,833	12.8%
Education Services	2,681	9.0%
Accommodation and Food Services	2,501	8.4%
Professional, Scientific, and Technical Services	2,443	8.2%
Administrative and Support Services	1,275	4.3%
Arts, Entertainment, and Recreation	1,210	4.0%
Construction	642	2.1%
Other	2,039	6.8%
<b>Total</b>	<b>29,898</b>	<b>100.0%</b>

Sources: Virginia Employment Commission, Second Quarter 2016 and Fairfax County Public Schools

## EMPLOYEE BASE

Workers' Age	Jobs	Percent
Age 29 or younger	4,498	22.8%
Age 30 to 54	10,927	55.3%
Age 55 or older	4,338	22.0%

Source: U.S. Census Bureau, Local Employment Dynamics 2014



**RICHMOND HIGHWAY HAS THE SECOND-LARGEST CONCENTRATION OF FIRMS WITH FEWER THAN 50 EMPLOYEES IN THE COUNTY (95.2 PERCENT).**

Photo: Bob & Edith's Diner ribbon cutting, Southeast Fairfax Development Corporation

# RICHMOND HIGHWAY CORRIDOR

## SELECTED EMPLOYERS

Aaski Technology  
Access Home Care  
Affordable Carpet and Flooring  
Alexandria Neighborhood Health  
Alternative Paths Training School  
Belle Haven Country Club  
Burgundy Farm Country Day School  
Catholic Diocese of Arlington  
Cottrell Law  
Defensor Security ●●  
Del-Ray Glass ●●  
Fairfax County Government  
Fairfax County Public Schools  
Giant  
GovServPlus  
HCR ManorCare  
Home Depot  
H&R Block  
Inova Health System  
Leidos  
Lowes  
McDonald's

Mount Vernon Country Club  
Mount Vernon Internal Medicine  
New Hope Housing ●  
Ourisman Automotive  
Outback Steakhouse  
PAE  
Paul Spring Retirement Community  
Planate Management Group ●●  
QMX Support Services ●●  
Sheehy Honda  
Sunrise at Mount Vernon  
Target  
TGI Fridays  
U.S. Department of Defense  
Verizon  
Walmart  
Wells Fargo

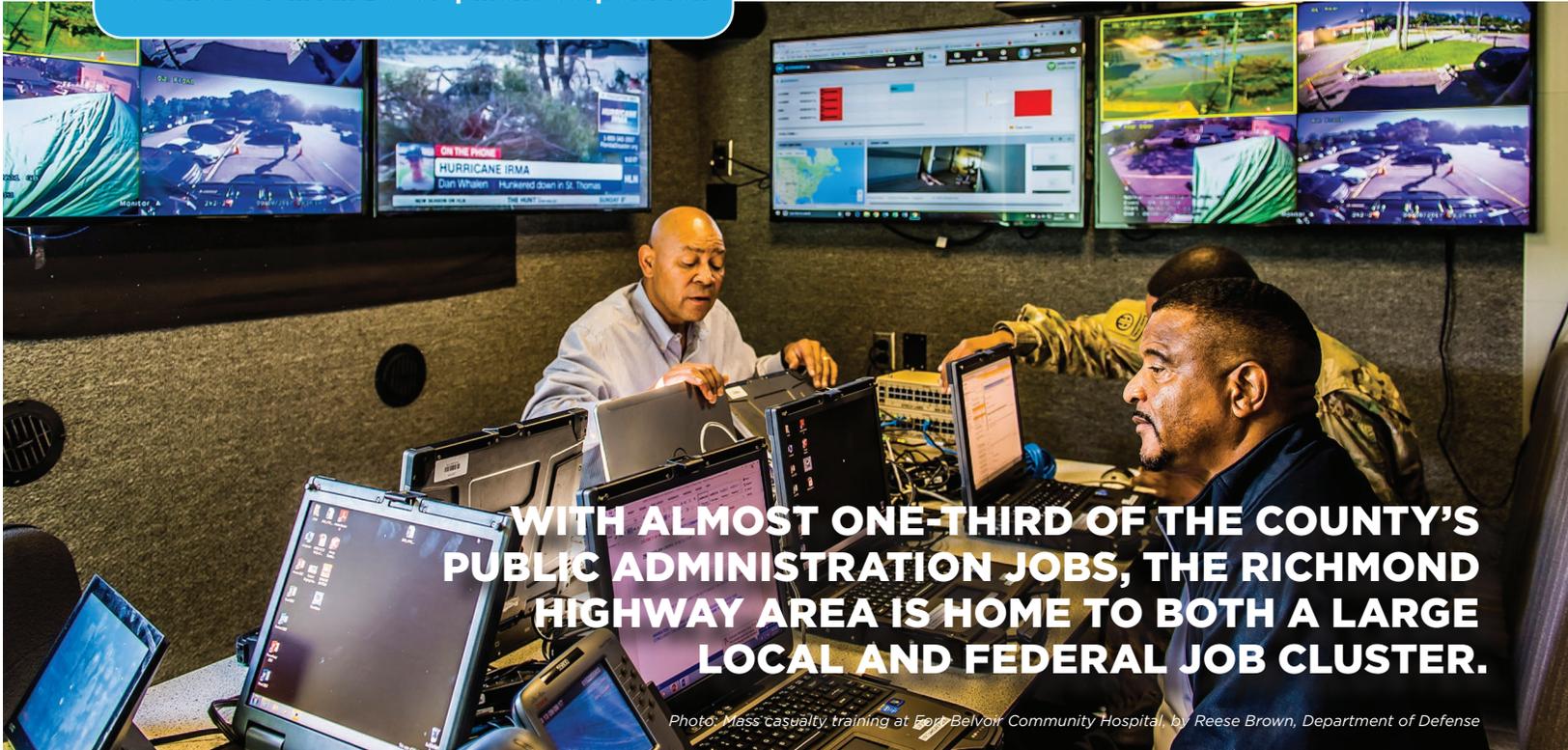
### KEY:

- Headquarters
- Minority, Woman- or Veteran-Owned



## CHAMBERS OF COMMERCE AND BUSINESS GROUPS

Mount Vernon-Lee Chamber of Commerce  
Southeast Fairfax Development Corporation



**WITH ALMOST ONE-THIRD OF THE COUNTY'S  
PUBLIC ADMINISTRATION JOBS, THE RICHMOND  
HIGHWAY AREA IS HOME TO BOTH A LARGE  
LOCAL AND FEDERAL JOB CLUSTER.**

*Photo: Mass casualty training at Fort Belvoir Community Hospital, by Reese Brown, Department of Defense*

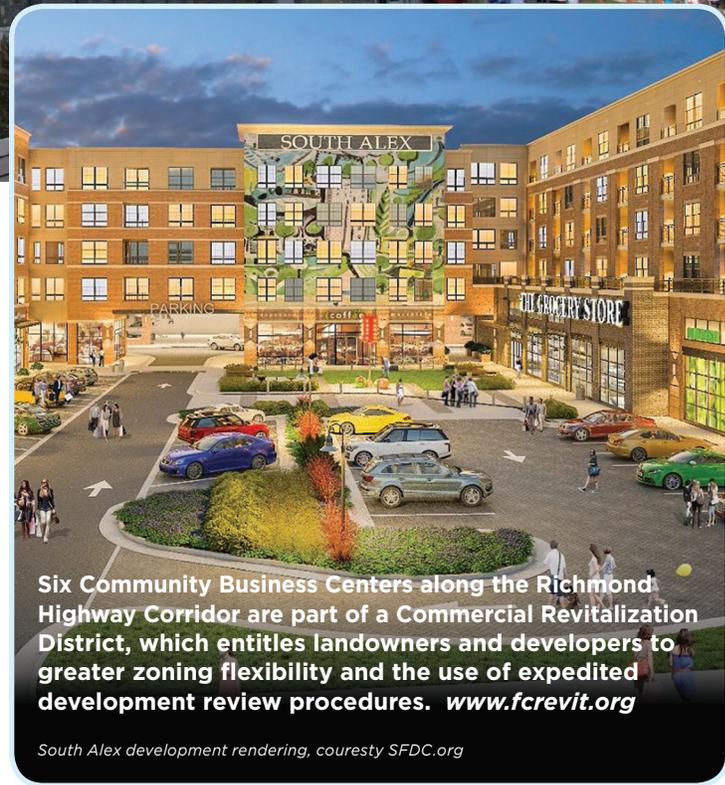
# RICHMOND HIGHWAY CORRIDOR

## COMMERCIAL REAL ESTATE INVENTORY

	Square Footage Total	Asking Lease Rates*	
		Low	High
<b>Richmond Highway</b>			
Office	936,796	\$15.00	\$29.50
Industrial/Flex	32,766	N/A	N/A

\*Annual per square foot

Source: FCEDA Yearend 2016 Real Estate Report



Six Community Business Centers along the Richmond Highway Corridor are part of a Commercial Revitalization District, which entitles landowners and developers to greater zoning flexibility and the use of expedited development review procedures. [www.fcrevit.org](http://www.fcrevit.org)

South Alex development rendering, courtesy SFDC.org

# FAIRFAX COUNTY

ECONOMIC DEVELOPMENT AUTHORITY

